

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

FORM D

NOTICE OF SALE OF SECURITIES ¢P̃URSUANT TO REGULATION D, **SECTION 4(6), AND/OR** NIFORM LIMITED OFFERING EXEMPTION



hours per response...

OMB Number: Expires:

3235-0076 April 30, 2008

Estimated average burden



					U	1040951
Name of Offering (check if this is an	amendment and name h	as changed, and indi	icate change	:.)		
Tenant-in-Common Interests in t		ns Shopping Cent				
Filing Under (Check box(es) that apply): Type of Filing: New Filing			le 506	Section 4(6)	☐ ULOE	
	A. BAS	IC IDENTIFICAT	ION DATA	<u> </u>		
1. Enter the information requested about	the issuer					
Name of Issuer (check if this is an a	mendment and name h	as changed, and indi	cate change	.)		
Covington Lakeland Acquisition	, LLC					
Address of Executive Offices		, City, State, Zip Co	de)	· ·	e Number (Including A	rea Code)
30 S. Wacker Drive, Suite 2750,) 669-1200	
Address of Principal Business Operations (if different from Executive Offices)	(Number and Street	, City, State, Zip Co	de)	Telephone	e Number (Including A	rea Code)
Brief Description of Business				·—		
The acquisition, lease and sale o Illinois.	f undivided tenant-in	-common interests	s in real es	tate, specif	ically a shopping ce	nter in St. Charles,
Type of Business Organization				_		
corporation		ship, already formed		⊠ other	(please specify): Limit	ed Liability Company
business trust	☐ limited partner	· ·	37			ocess ee
Actual or Estimated Date of Incorporation	on or Organization:	Month 1 0	Year 0 6	Actı	`	
Jurisdiction of Incorporation or Organiza		U.S. Postal Service a FN for other foreign			DE .t.	MAR 1 9 2007
GENERAL INSTRUCTIONS					WY	THOMSON
Federal: Who Must File: All issuers making an of 15 U.S.C. 77d(6).	fering of securities in re	eliance on an exempt	tion under F	egulation D	or Section 4(6), 17 CI	FINANCIAL
When to File: A notice must be filed not Securities and Exchange Commission (Slafter the date on which it	ater than 15 days after EC) on the earlier of the	the first sale of secure date it is received b	rities in the y the SEC a	offering. A at the addres	notice is deemed filed s given below or, if rec	with the U.S. eived at that address
due, on the date it was mailed by United	States registered or cert	ified mail to that add	fress.			
Where to File: U.S. Securities and Excha	ange Commission, 450	Fifth Street, N.W., W	Vashington,	D.C. 20549		
Copies Required: Five (5) copies of this must be photocopies of the manually sign				e manually	signed. Any copies no	t manually signed
Information Required: A new filing mus changes thereto, the information requeste Appendix need not be filed with the SEC	d in Part C, and any ma	n requested. Amenda terial changes from (ments need the informa	only report tion previou	the name of the issuer sly supplied in Parts A	and offering, any and B. Part E and the
Filing Fee: There is no federal filing fee.						
State: This notice shall be used to indicate reliar ULOE and that have adopted this form. If are to be, or have been made. If a state reaccompany this form. This notice shall be this notice and must be completed.	ssuers relying on ULO quires the payment of a	E must file a separate i fee as a preconditio	e notice wit in to the cla	h the Securi im for the e	ties Administrator in e comption, a fee in the p	ach state where sales roper amount shall
		ATTENTION—				
Failure to file notice in the appropri	ate etates will not s		he federa	evemetic	n Conversely fail	ure to file the
annropriate federal notice will not r						

SEC 1972 (6-02)

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

filing of a federal notice.

A. BASIC IDENTIFICATION DATA 2. Enter the information requested for the following: · Each promoter of the issuer, if the issuer has been organized within the past five years; · Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer: · Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and · Each general and managing partner of partnership issuers. Check Box(es) that Apply: □ Promoter Beneficial Owner ☐ Executive Officer ☐ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Covington Lakeland Mezzanine, LLC Business or Residence Address (Number and Street, City, State, Zip Code) 30 S. Wacker Drive, Suite 2750, Chicago, IL 60606 Check Box(es) that Apply: □ Promoter ■ Beneficial Owner Executive Officer □ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Covington Realty Partners, LLC Business or Residence Address (Number and Street, City, State, Zip Code) 30 S. Wacker Drive, Suite 2750, Chicago, IL 60606 Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer □ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: □ Promoter Beneficial Owner ☐ Executive Officer □ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: □ Promoter ☐ Beneficial Owner ☐ Executive Officer ☐ Director General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) ☐ General and/or Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner ☐ Executive Officer Director Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner ☐ Executive Officer Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code)

				В.	INFORMA	TION ABO	OUT OFFER	RING				
·											Yes	No
1. Has t	the issuer s	old, or does	s the issuer	intend to s	ell, to non	-accredited	l investors i	n this offeri	ing?			\boxtimes
			Α	nswer also	in Append	lix, Colum	n 2, if filing	under ULC	DE.			
2. What	t is the min	imum inve	stment tha	t will be acc	cepted from	m any indi	vidual?				\$376.449*	
											Yes	No
3. Does	the offerir	ng permit jo	oint owners	ship of a sin	gle unit?.							
comr offer and/o assoc	mission or ing. If a person with a stated person	similar remerson to be ate or state ons of such	uneration listed is an s, list the n a broker o	for solicitat associated ame of the r dealer, yo	ion of pure person or broker or e	chasers in a gent of a dealer. If n	be paid or connection broker or d nore than five aformation	with sales of ealer register (e (5) perso	f securitie ered with (ns to be li	s in the the SEC sted are		
Full Na	me (Last na	ame first, it	`individua	1)								
		ence Addres oad, Ann A		r and Street 48103	. City, Sta	te, Zip Coo	de)					
		d Broker o										
	ma Financi											
States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)									🔲 All States			
[AL]	[AK]	[AZ]	[AR]	[CA✓]	[CO]	[CT]	[DE√]	[DC]	[FL~]	[GA]	[HI]	{tD}
[IL]	[IN]	[lA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA✓]	[MI]	[MN]	[MS√]	[MO]
[MT] [RI]	[NE] [SC]	[NV] [SD]	(NH) [TN]	[NJ] [TX]	[NM] (UT)	[NY] [VT]	[NC√] [VA]	[ND] [WA]	[OH] [WV]	[OK] [WI]	{OR✔} [WY]	[PA] [PR]
		ame first, if							[,,,,]	1)		
run na	me (Last n	ame mst, n	illulvidua	1)								
Busines	s or Reside	ence Addre	ss (Numbe	r and Street	, City, Sta	te, Zip Co	de)					
Name o	f Associate	d Broker o	r Dealer									
States is (Che	n Which Pe eck "All St	erson Listed ates" or che	d Has Solic eck individ	cited or Inte lual States).	nds to Sol	icit Purcha	sers					
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[1411]	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC] [VA]	[ND] [WA]	[OH] [WV]	[OK] [WI]	[OR] [WY]	[PA] [PR]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[4,11]	[[[]				
Full Na	me (Last n	ame first, if	individua	1)								
Busines	s or Reside	ence Addre	ss (Numbe	r and Street	t, City, Sta	ite, Zip Co	de)					
Name o	of Associate	ed Broker o	r Dealer									
				ited or Inte			sers				[] All	l States
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	Ш	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	{OH]	[OK]	[OR]	[PA]
IR11	ISCI	ISDI	ITNI	ITXI	(UT)	IVTI	IVAL	[WA]	[WV]	[WI]	[WY]	[PR]

^{*} A smaller amount may be accepted by the company in its sole discretion.

offered for exchange and already exchanged Type of Security		Aggregat			
••					ount Already Sold
Debt	\$	-0-		\$	-()-
Equity	\$	-0-		<u> </u>	-()-
Common Preferred					
Convertible Securities (including warrants)	\$	-0-		\$	-()-
Partnership Interests	\$	-0-		\$	-0-
Other (Specify <u>Undivided fractional interests in real estate</u>)	\$	12,548,29	7	\$	10,848,406.19
Total	\$	12,548,29	7	\$	10,848,406.19
Answer also in Appendix, Column 3, if filing under ULOE.					
2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."					Aggregate
		Number Investors		Do	ollar Amount F Purchases
Accredited Investors		27		\$	10,848,406.19
Non-accredited Investors		-0-		\$	-0
Total (for filings under Rule 504 only)				\$	
Answer also in Appendix, Column 4, if filing under ULOE.					
 If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C – Question 1. 					
Type of Offering		Type of Security		Do	ollar Amount Sold
Rule 505				\$	
Regulation A				\$	
Rule 504				\$	**-
Total				\$	
4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.		•			
Transfer Agent's Fees	,,,,		\boxtimes	\$	-()-
Printing and Engraving Costs			\boxtimes	\$	-()-
Legal Fees			\boxtimes	\$	250,966
Accounting Fees	,,,,		\boxtimes	\$	-()-
Engineering Fees.			\boxtimes	s	-()-
Sales Commission (specify finders' fees separately)			\boxtimes	\$	1,254,830
Other Expenses (identify)			\boxtimes	\$	-()-
Total			_	\$	1,505,796

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

						
	C. OFFERING PRICE	CE, NUMBER OF INVESTORS, EXPENSES AND US	E OF	PROCEEDS		
b.	and total expenses furnished in respons	gate offering price given in response to Part C – Que se to Part C – Question 4.a. This difference is the "ac	fjuste	d	<u>\$ 1</u>	1.042.501
5.	each of the purposes shown. If the amore check the box to the left of the estimate	ted proceeds to the issuer used or proposed to be use bunt for any purpose is not known, furnish an estimat e. The total of the payments listed must equal the adj response to Part C – Question 4.b above.	e and	<u> </u>		
				Payments to Officers, Directors & Affiliates		Payments To Others
	Salaries and fees		×	\$ 1,023,000	⊠ <u>s</u>	642,216
	Purchase of real estate		\boxtimes	\$ 0	⊠ <u>s</u>	8,854,093
	Purchase, rental or leasing and inst	allation of machinery and equipment	\boxtimes	\$ 0	⊠ s	0
	Construction or leasing of plant bu	ildings and facilities	Ø	\$ 0	⊠ s	0
	offering that may be used in excha-	cluding the value of securities involved in this nge for the assets or securities of another issuer	. ⊠	\$ 0	⊠ \$	0
					— _ ⊠ s	
					— ⊠ \$	
		cing and Closing Costs			_	523,192
	Column Totals		⊠	\$ 1.023.000	⊠ <u>s</u>	10.019,501
	Total Payments Listed (column total	als added)		⊠ <u>\$ 1</u>	,042,50	DI
		D. FEDERAL SIGNATURE			·	
follo	wing signature constitutes an undertaki	signed by the undersigned duly authorized person. In g by the issuer to furnish to the U.S. Securities and by the issuer to any non-accredited investor pursua	Exch	ange Commissio	n. upor	ı written
Issu	er (Print or Type) ington Lakeland Acquisition, LLC	Signature		Date 3/1	,	
	e of Signer (Print or Type)	Title of Signer (Print or Type)		- [• .	. ,	
	a H. Lee	Vice President, Covington Realty Partners, LLC, Mezzanine, LLC, Manager of Covington Lakelar	Man.	ager of Covington	n Lake	land
		And Lakelan Lakelan Lakelan	iu AC	quisition, LLC		

-ATTENTION-

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE							
Is any party described in 17 CFR 230.26 of such rule?	2 presently subject to any of the disqualification provisions Yes No							
	See Appendix, Column 5, for state response.							
2. The undersigned issuer hereby undertake Form D (17 CFR 239.500) at such times	s to furnish to any state administrator of any state in which this notice is filed, a notice on as required by state law.							
The undersigned issuer hereby undertak issuer to offerees.	es to furnish to the state administrators, upon written request, information furnished by the							
Limited Offering Exemption (ULOE) of	e issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform the state in which this notice is filed and understands that the issuer claiming the availability lishing that these conditions have been satisfied.							
The issuer has read this notification and knundersigned duly authorized person.	ows the contents to be true and has duly caused this notice to be signed on its behalf by the							
Issuer (Print or Type) Covington Lakeland Acquisition, LLC	Signature Date 3/1/07							
Name (Print or Type)	Title (Print or Type)							
Vice President, Covington Realty Partners, LLC, Manager of Covington Lakeland Maria H. Lee Mezzanine, LLC, Manager of Covington Lakeland Acquisition, LLC								

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX

		2	3			4			5	
	Intend to non-a investors	to sell ceredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State (Part C-Item 2)					Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
	· · ·			Number of Accredited		Number of Non-Accredited				
State	Yes	No		Investors	Amount	Investors	Amount	Yes	No	
AL										
ΛК										
AZ										
ΛR										
CA		⊠	Undivided tenant in common interests in real estate \$12,548,297	20	\$8,405,735.48	0	N/A		⊠	
СО										
СТ										
DE		Ø	Undivided tenant in common interests in real estate \$12,548,297	1	\$270,000	0	N/A		⊠	
DC										
FL		⊠	Undivided tenant in common interests in real estate \$12,548,297	I	\$376,449.57	0	N/A		⊠	
GA										
HI										
ID										
IL										
IN										
IA		⊠	Undivided tenant in common interests in real estate \$12,548,297	l	\$327,951	0	N/A		Ø	
KS										
KY										
LA										
ME										
MD										
МА		⊠	Undivided tenant in common interests in real estate \$12,548,297	1	\$265,000	0	N/A		Ø	

APPENDIX

1	Intend to non-ac investors (Part B-	to sell ceredited s in State	Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State (Part C-Item 2)			5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)		
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
MI				investors	Amount	till vestors	Zinount		
MN									
MS		Ø	Undivided tenant in common interests in real estate \$12,548,297	I	\$298,918.14	0	N/A		⊠
МО									
МТ									
NE									
NV									
NH									
NJ									
NM									
NY									
NC		፟፟፟፟	Undivided tenant in common interests in real estate \$12,548,297	l	\$576,352	0	N/A		፟፟፟
ND									
ОН									
ок									
OR		×	Undivided tenant in common interests in real estate \$12,548,297	1	\$328,000	0	N/A		⊠
PA									
RI									
sc							·		
SD									
TN									
TX									
UT									
VΤ									
VA									

APPENDIX												
1	Intend to sell to non-accredited investors in State Type of security and aggregate offering price offered in state				Disqualification under State ULOE (if yes, attach explanation of waiver granted)							
	(Part B	-Item I)	(Part C-Item 1)	(Part C-Item 2) Number of Number of				(Part E-	ltem 1)			
State	Yes	No		Accredited Investors	Amount	Non-Accredited Investors	Amount	Yes	No			
WA						_						
wv												
WI												
WY												
PR												

END